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OTHER LEGISLATIVE MEETINGS

ITEM-300: ROLL CALL.

This portion of the agenda provides an opportunity for members of the public to address the Council on items of interest within the jurisdiction of the Council. (Comments relating to items on today's docket are to be taken at the time the item is heard.)

Time allotted to each speaker is determined by the Chair, however, comments are limited to no more than three (3) minutes **total per subject** regardless of the number of those wishing to speak. Submit requests to speak to the City Clerk **prior** to the start of the meeting. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by Council on any issue brought forth under “Non-Agenda Public Comment.”

COUNCIL, CITY ATTORNEY, CITY MANAGER COMMENT

REQUEST FOR CONTINUANCE

The Council will now consider requests to continue specific items.

=== LEGISLATIVE SCHEDULE ===

Noticed Hearings

ITEM-330: Fairway Views. La Jolla Community Plan Area. (Dist. 1)

Matter of approving, conditionally approving, modifying or denying an application for a Tentative Map, Easement Abandonment and Coastal Development Permits (TM/EA/CDP) to create a three-parcel tentative map on a vacant 2.7 acre site and to amend Coastal Development Permit No. 99-0501 (6906 Fairway Road) to include the proposed lot configuration. The three proposed parcels would be developed with single-family residences (one of which was previously approved under CDP 99-0501). The undeveloped project site is located north of Nautilus Street, east of the La Jolla Country Club golf course, and south of Fairway Road in the La Jolla Community Plan area and is zoned R-1-10. The project proposes to vacate portions of existing water and storm drain easements on the project site. The project was submitted in December 1999 and is therefore subject to the Municipal Code that was in effect prior to January 1, 2000.

CITY MANAGER'S RECOMMENDATION: Adopt the resolution in subitem A; adopt the resolution in subitem B to grant or deny the tentative map; and adopt the resolution in subitem C to grant or deny the permits.

NOTE: Hearing open. No public testimony taken on 1/20/04.

=== LEGISLATIVE SCHEDULE (Continued) ===Noticed Hearings (Continued)

ITEM-331: Park Boulevard Promenade Project. Balboa Park Community Plan Area.
(Dist. 3)

Matter of approving, conditionally approving, modifying, or denying modifications to implement the Park Boulevard Promenade Project located adjacent to the San Diego Zoo and along Park Boulevard. An Environmental Impact Report was prepared for the proposal. The actions before the Planning Commission on November 6th, and those scheduled before the City Council Hearing, do not include proposed lease changes necessary to implement the proposal. A detailed project description is contained below:

The proposed construction of an underground parking structure along Park Boulevard, a below-ground transportation center and new loading dock entrance to the Natural History Museum, make adjustments to the Local Historic Resources Boundary, reorient the Zoo's main entry, convert existing parking lots to a pedestrian promenade, allow for the expansion of zoological garden uses, include pedestrian and circulation improvements along Park Boulevard, provide pedestrian and landscape enhancements in the project area, provide north and south gateway elements on Park Boulevard, provide parking for War Memorial visitors, provide a greenbelt along the eastern edge of the existing Zoo Parking Lot, and relocate the Carousel and Miniature Train. The project would also include revisions to the existing Zoo, Miniature Train and Carousel leaseholds, construction of a new parking lot for Zoo employees, and storm water, sewer and water infrastructure improvements. The project is divided into three sections: 1) the San Diego zoological gardens expansion; 2) the San Diego Zoo employee parking lot; and 3) the Park Boulevard Promenade. The Park Boulevard Promenade and San Diego zoological gardens expansion are located mostly along the western side of Park Boulevard from the Prado/Natural History Museum area on the south to the War Memorial Building on the north. The proposed San Diego Zoo employee parking lot is located on the western side of the Zoo's leasehold adjacent to SR-163 and Richmond Street.

CITY MANAGER'S RECOMMENDATION: Adopt the resolutions in subitems A and B; and adopt the resolution in subitem C to grant the permit.

Non-Docket ItemsAdjournment in Honor of Appropriate PartiesAdjournment

=== EXPANDED CITY COUNCIL AGENDA ===

ADOPTION AGENDA, DISCUSSION, HEARINGS

NOTICED HEARINGS:

ITEM-330: Fairway Views.

(Continued from the meeting of January 20, 2004, Item 330, at Councilmember Peters' request, for further review).

Matter of approving, conditionally approving, modifying or denying an application for a Tentative Map, Easement Abandonment and Coastal Development Permits (TM/EA/CDP) to create a three-parcel tentative map on a vacant 2.7 acre site and to amend Coastal Development Permit No. 99-0501 (6906 Fairway Road) to include the proposed lot configuration. The three proposed parcels would be developed with single-family residences (one of which was previously approved under CDP 99-0501). The undeveloped project site is located north of Nautilus Street, east of the La Jolla Country Club golf course, and south of Fairway Road in the La Jolla Community Plan area and is zoned R-1-10. The project proposes to vacate portions of existing water and storm drain easements on the project site. The project was submitted in December 1999 and is therefore subject to the Municipal Code that was in effect prior to January 1, 2000.

(See City Manager Report CMR-04-004/Tentative Parcel Map No. 8183/Easement Abandonment No. 22071/Coastal Development Permit Nos: 8182, 11492 & 11493/Mitigated Negative Declaration No. 99-1357/PTS No. 3188. La Jolla Community Plan Area. District-1.)

NOTE: Hearing open. No public testimony taken on 1/20/04.

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution in subitem A; adopt the resolution in subitem B to grant or deny the tentative map; and adopt the resolution in subitem C to grant or deny the permits.

Subitem-A: (R-2004-563)

Adoption of a Resolution certifying that the information contained in Mitigated Negative Declaration No. 99-1357, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.) as amended, and the State guidelines thereto (California Code of Regulations section 15000et seq.), that the declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in the report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of the land use actions for the Fairway Views project;

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS: (Continued)

ITEM-330: (Continued)

Subitem-A: (Continued)

That the City Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that the Mitigated Negative Declaration is approved;

That pursuant to California Public Resources Code section 2108.6, the City Council adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment;

That the City Clerk is directed to file a Notice of Determination (NOD) with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

Subitem-B: (R-2004-564)

Adoption of a Resolution granting or denying Tentative Parcel Map No. 8183 and Public Easement Vacations No. 22071, for the Fairway Views Project (3188), with appropriate findings to support Council action.

Subitem-C: (R-2004-)

Adoption of a Resolution granting or denying Coastal Development Permit Nos: 8182, 11492 & 11493, for the Fairway Views Project (3188), with appropriate findings to support Council action.

OTHER RECOMMENDATIONS:

Planning Commission on October 16, 2003, voted 5-0 to recommend approval of the project with the following conditions:

1. that the previously disturbed areas be revegetated according to the original plan and that the potential for pedestrian access be looked at;
2. prior to recordation of the first final map, subdivider shall provide 55 feet of irrevocable offer of dedication for the mission segment of Fairway Road satisfactory to the City Engineer; and
3. open space easement will be placed over the area that is shown as Exhibit 16 on the applicant's presentation.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS: (Continued)

ITEM-330: (Continued)

Ayes: Lettieri, Brown, Chase, Garcia, Ontai

Recusing: Schultz, Steele

The La Jolla Community Planning Group did not comment on the revised project plan prior to the October 16 Planning Commission hearing. However, on December 4, 2003, the Group voted 10-3-1 in favor of a motion opposing the traffic revisions on Nautilus Street associated with the project between Muirlands and Via Valverde (re-stripping to add a turn lane). In response, the applicant has agreed to eliminate the re-stripping and staff have removed it as a project feature and condition. The project heard by Planning Commission on September 11 proposed the development of five single family homes. On June 5, 2003, the La Jolla Community Planning Group approved a motion by a vote of 10-8-0 to direct the project to the Traffic and Transportation Committee for review. Since the applicant had met with the Permit Review Committee of the Planning Group on four previous occasions, the applicant elected not to take the project to the Traffic and Transportation Committee, and instead chose to proceed directly to a Planning Commission hearing.

CITY MANAGER SUPPORTING INFORMATION:

The Fairway Views project now proposes to create a three lot subdivision for the development of three single-family homes on the 2.7 acre undeveloped site. Proposed lot sizes range from 31,353 square feet to 44,732 square feet, which is consistent with the requirement of the R-1-10 zone (10,000 square foot minimum lot). The three homes proposed with this project range in size from 8,500 square feet to 10,400 square feet, including attached 3 car garages.

Two of the proposed residences are located on the southern edge of the site along Nautilus Street and would take access off of Nautilus Street via a shared 25 foot driveway. The third home, which was previously approved for development by CDP No. 99-0501 (Waltz Residence), would be located on the northern part of the property with access from Fairway Road. The Fairway Views project would amend CDP No. 99-0501 to reflect the new parcel configuration and to make it consistent with the requirements of the Tentative Parcel Map.

Portions of three easements are proposed to be abandoned with this project. The first would vacate an earth excavation or embankment, slope, and drain easement that runs across the southern part of the property along Nautilus Street. A new storm drain easement is proposed to accommodate the existing storm drain on the southwestern corner of the property. The second and third easement abandonments would vacate portions of an existing water easement along the eastern border of the site.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS: (Continued)

ITEM-330: (Continued)

CITY MANAGER SUPPORTING INFORMATION: (Continued)

The project includes a building restricted easement on the southwestern corner of the project site, primarily due to geotechnical issues. With the reconfiguration of the size and number of parcels, the size of this building restricted easement has increased to 9,300 square feet. In addition to this building restricted easement, the Planning Commission recommended that an open space easement be placed over the area that is shown conceptual in exhibit 16 of the applicant's presentation. The project as proposed now includes this open space easement area, which consists of approximately one acre.

FISCAL IMPACT:

All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Ewell/Christiansen/VLG

LEGAL DESCRIPTION:

The project site is located in the La Jolla Community Planning Area, north of Nautilus Street, east of the La Jolla Country Club golf course, and south of Fairway Road, with the parcel that was previously approved, located at 6906 Fairway Road.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS: (Continued)

ITEM-331: Park Boulevard Promenade Project.

Matter of approving, conditionally approving, modifying, or denying modifications to implement the Park Boulevard Promenade Project located adjacent to the San Diego Zoo and along Park Boulevard. An Environmental Impact Report was prepared for the proposal. The actions before the Planning Commission on November 6th, and those scheduled before the City Council Hearing, do not include proposed lease changes necessary to implement the proposal. A detailed project description is contained below:

The proposed construction of an underground parking structure along Park Boulevard, a below-ground transportation center and new loading dock entrance to the Natural History Museum, make adjustments to the Local Historic Resources Boundary, reorient the Zoo's main entry, convert existing parking lots to a pedestrian promenade, allow for the expansion of zoological garden uses, include pedestrian and circulation improvements along Park Boulevard, provide pedestrian and landscape enhancements in the project area, provide north and south gateway elements on Park Boulevard, provide parking for War Memorial visitors, provide a greenbelt along the eastern edge of the existing Zoo Parking Lot, and relocate the Carousel and Miniature Train. The project would also include revisions to the existing Zoo, Miniature Train and Carousel leaseholds, construction of a new parking lot for Zoo employees, and storm water, sewer and water infrastructure improvements. The project is divided into three sections: 1) the San Diego zoological gardens expansion; 2) the San Diego Zoo employee parking lot; and 3) the Park Boulevard Promenade. The Park Boulevard Promenade and San Diego zoological gardens expansion are located mostly along the western side of Park Boulevard from the Prado/Natural History Museum area on the south to the War Memorial Building on the north. The proposed San Diego Zoo employee parking lot is located on the western side of the Zoo's leasehold adjacent to SR-163 and Richmond Street.

(See City Manager Report CMR-04-073. EIR PTS No. 2147/MMRP/Statement of Overriding Considerations/Balboa Park Master Plan Amendment/Central Mesa Precise Plan Amendment/PG&GP Amendment/SDP No. 48083/PTS No. 2147. Balboa Park Community Plan Area. District-3.)

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS: (Continued)

ITEM-331: (Continued)

CITY MANAGER'S RECOMMENDATION:

Adopt the resolutions in Subitems A and B; and adopt the resolution in Subitem C to grant the permit:

Subitem-A: (R-2004-1019)

Adoption of a Resolution certifying that the information contained in Environmental Impact Report LDR No. 99-0031, Project No. 2147, dated September 26, 2003, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of a Site Development Permit to construct the Park Boulevard Promenade, in the Central Mesa Precise Plan area of Balboa Park;

That pursuant to California Public Resources Code section 21081 and California Code of Regulations section 15091, the City Council adopts the findings made with respect to the project;

That pursuant to California Code of Regulations section 15093, the City Council adopts the Statement of Overriding Considerations;

That pursuant to California Public Resources Code section 21081.6, the City Council adopts the Mitigation Monitoring and Reporting Program or alterations to implement the changes to the project as required by council in order to mitigate or avoid significant effects on the environment;

That the City Clerk is directed to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS: (Continued)

ITEM-331: (Continued)

Subitem-B: (R-2004-1020)

Adoption of a Resolution amending the Balboa Park Master Plan, a copy of which is on file in the office of the City Clerk, and to the Central Mesa Precise Plan, a copy of which is on file in the office of the City Clerk, with the following modifications:

Parking Structure Size – The size of the proposed underground parking garage shall be within the range of 3,200 to 4,800 parking spaces. The final number of parking spaces will be based upon the results of the study and the park-wide financing plan;

Amending the Progress Guide and General Plan for the City of San Diego to incorporate the above amended plans;

That the Plan Amendments will not become effective until the study, park-wide financing plan, and any necessary lease amendments for implementation of the Project have been approved by City Council;

That the City Manager may not commence discussions or negotiations with the Zoological Society on lease amendments to implement the Project, except for the employee Parking Lot, until the study is completed and a related financing plan is approved by City Council;

That the City Manager is directed to prepare updated complete copies of the Balboa Park Master Plan and the Central Mesa Precise Plan as amended which shall be kept on file in the office of the City Clerk.

Subitem-C: (R-2004-)

Adoption of a Resolution granting or denying Site Development Permit No. 48083, with appropriate findings to support Council action.

OTHER RECOMMENDATIONS:

Planning Commission on January 22, 2004, voted 7 – 0 to approve staff's recommendations with additional recommendations; was opposition.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS: (Continued)

ITEM-331: (Continued)

Ayes: Steele, Brown, Lettieri, Schultz, Chase, Garcia, Ontai

The Balboa Park Committee has recommended approval of this project.

CITY MANAGER SUPPORTING INFORMATION:

BACKGROUND

The San Diego Zoo is owned by the City of San Diego and operated by the nonprofit Zoological Society of San Diego (Society). The Society proposes amendments to implement the Park Boulevard Promenade Project. The project proposes several elements which are noted below. For a detailed description of the project components, please reference the Final Environmental Impact Report. The project requires amendments to both the Balboa Park Master Plan adopted in 1989 and the Central Mesa Precise Plan, adopted in 1992 (Plans).

1. A four-level, underground parking structure
2. Removal of several surface parking lots
3. New Zoo Exhibit Space
4. A landscaped pedestrian promenade and greenbelt along Park Boulevard
5. Relocation of the Carousel and Miniature Train
6. Surface parking lot for employees off of Richmond Street

The perimeter of the San Diego Zoo proper (zoological gardens) is reflected in the Precise Plan, however, there is no detail provided within the interior of the Zoo. The existing parking lot in front of the Zoo is located entirely within the Precise Plan boundaries. The Zoo was excluded from the 1992 Central Mesa Precise Plan study area while the parking lot (the largest in the park) was included because of its importance in park policy, administration, and design development. The City, as a matter of public policy, does not regulate the programs and activities of the various park institutions within their facilities except as stipulated by lease agreements.

The Society is requesting several modifications to their leaseholds in order to implement the project and these leasehold changes would be considered as a future City Council action. The Zoo's leasehold currently consists of 124.1 acres consisting of 99.43 acres of zoological gardens and 24.67 acres of the public parking lot in front of the Zoo.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS: (Continued)

ITEM-331: (Continued)

CITY MANAGER SUPPORTING INFORMATION: (Continued)

The proposed changes to the leasehold would result in 123.08 acres of Zoo leasehold and include the existing and expanded zoological garden area totaling 120.20 acres, and a modified, 2.88-acre public parking lot south of the War Memorial Building. The proposed underground parking structure would not be a part of the Zoo's leasehold.

Ewell/Christiansen/Oppenheim/SMT

LEGAL DESCRIPTION:

The project is divided into three sections: 1) the San Diego zoological gardens expansion; 2) the San Diego Zoo employee parking lot; and 3) the Park Boulevard Promenade. The Park Boulevard Promenade and San Diego zoological gardens expansion are located mostly along the western side of Park Boulevard from the Prado/Natural History Museum area on the south to the War Memorial building on the north. The proposed San Diego Zoo employee parking lot is located on the western side of the Zoo's leasehold adjacent to SR-163 and Richmond Street.

NON-DOCKET ITEMS

ADJOURNMENT IN HONOR OF APPROPRIATE PARTIES

ADJOURNMENT